



MILWAUKIE PLANNING
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503.786.7630
 planning@milwaukieoregon.gov

Application Referral

DATE SENT: April 12, 2023	ADMINISTRATIVE DECISION
COMMENTS DUE: April 26, 2022	TENTATIVE DATE: April 27, 2022
Site location: 10425 SE 42 nd Ave	Review type: Type II
Applicant: Weston Sanaee	File #(s): CU-2023-001, VR-2023-004
Applicant phone: 503-789-0211 (email: westonsanaee@gmail.com)	Application type(s): Conditional Use (minor modification), Variance Request
Application webpage: https://www.milwaukieoregon.gov/planning/cu-2023-001	

TO:

- CD Director
- Engineering Dev. Rev. Planning Manager
- Building Official Police Chief
- PW Director
- City Manager City Attorney
- CFD#1: Lt. Alex McGladrey
- NDA Chair (hard copy & email)* & All LUC members:
Hector Campbell, Lewelling
- NDA Program Manager
- Design and Landmarks Committee
- Clackamas County Engineering Review
- Other: NW Natural

*All referrals are sent by email only unless otherwise noted.

FROM:

Brett Kelper, Senior Planner, 503-786-7657
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- TriMet: Transit Development Group
- Metro: Land Use Notifications
- ODOT: ODOT R1 Development Review

PROPOSAL:

ZONE: Neighborhood Mixed Use (NMU)

Modify the existing use from vehicle sales and repair to vehicle repair only. Update the existing building, including a significant addition with more vehicle service bays. Site improvements include new landscaping, dedicated parking stalls, and closure of the two existing driveways on 42nd Avenue. Requesting variances from three design standards—exterior building materials, windows & doors, and roof pitch.

Please comment on the following applicable code sections (if no comment, please respond in kind to kelperb@milwaukieoregon.gov):

- Milwaukie Municipal Code (MMC) Chapter 12.16 Access Management
- MMC Chapter 12.24 Clear Vision at Intersections
- MMC Section 19.303 Commercial Mixed-Use zones (incl. NMU)
- MMC Section 19.504 Site Design Standards
- MMC Subsection 19.505.7 (Building Design Standards for) Nonresidential Development
- MMC Chapter 19.600 Off-Street Parking & Loading
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.905 Conditional Uses
- MMC Section 19.911 Variances
- MMC Section 19.1005 Type II Review